

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-23A	PINE ST, ARLINGTON

OWNERSHIP

Owner 1:	MARLIN NICHOLAS				
Owner 2:					
Owner 3:					
Street 1:	23 PINE ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	DOGIC ZVONIMIR & KRISTA -		
Owner 2:	-		
Street 1:	23 PINE STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2544 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes				
104	Two Family		6365		Sq. Ft.	Site		0	70.	0.96	5									427,666						427,700					
Total AC/HA: 0.14612			Total SF/SM: 6365			Parcel LUC: 104			Two Family			Prime NB Desc			ARLINGTON					Total:		427,666		Spl Credit				Total:		427,700	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Parcel

988,900 /

988,900

988,900 /

988,900

988,900 /

988,900



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	56138
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
5	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6365.000	561,200		427,700	988,900		56138
							GIS Ref
							GIS Ref
Total Card	0.146	561,200		427,700	988,900	Entered Lot Size	
Total Parcel	0.146	561,200		427,700	988,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		388.72	/Parcel: 388.72	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	561,200	0	6,365.	427,700	988,900		Year end	12/23/2021
2021	104	FV	536,400	0	6,365.	427,700	964,100		Year End Roll	12/10/2020
2020	104	FV	536,500	0	6,365.	427,700	964,200	964,200	Year End Roll	12/18/2019
2019	104	FV	397,100	0	6,365.	433,800	830,900	830,900	Year End Roll	1/3/2019
2018	104	FV	397,100	0	6,365.	323,800	720,900	720,900	Year End Roll	12/20/2017
2017	104	FV	372,900	0	6,365.	293,300	666,200	666,200	Year End Roll	1/3/2017
2016	104	FV	372,900	0	6,365.	281,000	653,900	653,900	Year End	1/4/2016
2015	104	FV	333,100	0	6,365.	238,300	571,400	571,400	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/2/2021	USPS	MM	Mary M
3/9/2017	Measured	DGM	D Mann
12/8/2008	Meas/Inspect	163	PATRIOT
6/12/2000	MLS	HC	Helen Chinal
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

Sign:

VERIFICATION OF VISIT NOT DATA

